

		Permanent Protection		
			Conservation	Agricultural Preservation
	Fee Acquisitions	Donation	Restrictions (CR)	Restrictions (APR)
Description:	The outright purchase of the property for conservation purposes.	Donating land to the Town of Amherst is the most straightforward method of permanent land conservation. “Donating” means conveying land to the town for no compensation or minimal compensation. It transfers ownership and management responsibility to the town, provides maximum income tax and estate tax benefits for the landowner, and avoids the capital gains tax.	Voluntary program that allows landowners to permanently protect their land while retaining ownership. It allows a landowner to place limitations on development and retain certain uses for themselves and future owners.	Voluntary program that allows the State, Town, or a combination of the two to purchase the development rights from the farmer or landowner in order to permanently preserve the land’s use for agriculture. The landowner retains ownership
Eligibility Requirements:	Emphasis is given to the protection of key wetlands, rivers and tributaries, and associated ecosystems to ensure viable habitat, biodiversity, and wildlife corridors. This includes the two major watersheds of the Fort and Mill Rivers that drain Amherst into the Connecticut River, as well as the Lawrence Swamp and key tributaries.	Emphasis is given to the protection of key wetlands, rivers and tributaries, and associated ecosystems to ensure viable habitat, biodiversity, and wildlife corridors. This includes the two major watersheds of the Fort and Mill Rivers that drain Amherst into the Connecticut River, as well as the Lawrence Swamp and key tributaries.	Emphasis is given to the protection of key wetlands, rivers and tributaries, and associated ecosystems to ensure viable habitat, biodiversity, and wildlife corridors. This includes the two major watersheds of the Fort and Mill Rivers that drain Amherst into the Connecticut River, as well as the Lawrence Swamp and key tributaries.	A farm must be at least five (5) acres in size; the land has to have been actively devoted to agriculture for the two (2) immediately preceding tax years; and fall within a priority preservation area on the Open Space Recreation Plan.
Renewal:	Permanent protection, no renewal process.	Permanent protection, no renewal process.	Permanent protection, no renewal process.	Permanent protection, no renewal process.

		Temporary Protection	
	Chapter 61	Chapter 61A	Chapter 61B
	Forestland	Agriculture & Horticultural land	Open Space or Recreational Land
Description:	Promotes temporary conservation of woodlands by providing tax incentives to manage forests	Promotes temporary conservation of agricultural and horticultural lands by providing tax incentives to maintain lands actively devoted to these purposes. Covers the farmlands, certified forestlands and some accessory lands of a farm.	Promotes temporary conservation of open and recreational lands by providing tax incentives to maintain land in natural, wild, open, pastured, managed forest or landscaped condition, or for a recreational use.
Eligibility Requirements:	Minimum of ten contiguous acres and a ten-year forest management plan approved by the State Forester.	At least five acres in farm use for at least 2 years prior to the application. Each year, the farmer must also demonstrate sales of farm products produced on the land equal to \$500 for the first five acres, and \$5 for every acre thereafter, except for forest and wetlands, which must produce \$0.50 per acre.	Minimum of five acres of forestland under a forest management plan certified by the State Forester to allow the preservation of wildlife and other natural values such as water resources, clean air, rare or endangered species, high quality soils, geologic features and scenic resources.
Renewal:	Every ten years the land owner must file an application for recertification with the town. The application must include a new certification by the State Forester.	Runs for a one-year period and the landowner must file an application nine months before the start of the next tax year.	Runs for a one-year period and the landowner must file an application nine months before the start of the next tax year.